

RESOLUTION NO. 92-P001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESCINDING PLANNING COMMISSION RESOLUTION NO. 90-P017, AND ADOPTING REVISED COMPREHENSIVE SITE DEVELOPMENT STANDARDS AND CONDITIONS FOR SITE PLAN REVIEWS AND OTHER DISCRETIONARY PLANNING AND ZONING APPLICATIONS APPROVED ON OR AFTER JANUARY 22, 1992.

(REVISED COMPREHENSIVE STANDARD CONDITIONS OF APPROVAL
FOR SITE PLAN REVIEWS AND OTHER
DISCRETIONARY PLANNING AND ZONING APPLICATIONS)

WHEREAS, in the face of increasing land use and property development procedures and regulations at all levels of government, which have resulted in increasing paperwork and "red tape", the Planning Commission hereby finds and determines that, in terms of the judicious and efficient expenditure of public funds, it is in the public interest to establish means by which those procedures and regulations can be streamlined and standardized; and

WHEREAS, based on the above, the Planning Commission recognizes that since many site development standards and conditions of approval are applied universally to all site plan reviews, and, when appropriate, to variances, conditional use permits, and other similar discretionary planning and zoning applications, compiling those standards and conditions within a single, comprehensive document would be to the mutual advantage of all concerned; and

WHEREAS, on July 13, 1977, the Planning Commission adopted Resolution No. 1377, which contained the original comprehensive site development standards and conditions for discretionary planning and zoning applications; and

WHEREAS, on October 8, 1986, the Planning Commission rescinded Resolution No. 1377 and in its place adopted Resolution No. 86-P039; and

WHEREAS, on June 13, 1990, the Planning Commission rescinded Resolution No. 86-P039 and in its place adopted Resolution No. 90-P017; and

WHEREAS, on January 22, 1992, after due consideration of the current revisions proposed by staff to these standards and conditions as set forth in Exhibit A attached hereto, the Planning Commission determined that these revised standards and conditions should be approved as set forth in this resolution.

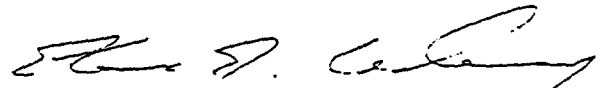
NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations, the following findings are hereby made:

- A. Planning Commission Resolution No. 90-P017 should be updated.
- B. The comprehensive site development standards and conditions set forth in Exhibit A attached hereto shall be universally applied to all site plan review applications, and, when appropriate, to certain variance, conditional use permit, and other discretionary planning and zoning approvals rendered on or after January 22, 1992, except as otherwise provided in this resolution.
- C. Special site-by-site/case-by-case development standards and conditions may be applied as additions, deletions or modifications to Exhibit A as determined necessary in the public interest, safety and welfare to any individual site plan review, variance, conditional use permit, or other discretionary planning and zoning application in consideration of the particular concerns involved with each such application.

SECTION 2. Based upon the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby rescinds Planning Commission Resolution No. 90-P017, and approves the comprehensive site development standards and conditions for site plan reviews and other similar discretionary planning and zoning applications set forth in Exhibit A attached hereto and incorporated by reference into this resolution.

APPROVED and ADOPTED this 22nd day of January, 1992.



EDWARD M. WOLKOWITZ, CHAIRMAN
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

ATTEST:



LYNN S. OSHIRO
Planning Secretary

EXHIBIT A

TO PLANNING COMMISSION RESOLUTION NO. 92-P001

I. General Provisions.

A. Compliance Standards:

1. All site plan reviews and other selected discretionary planning and zoning actions applications (hereafter site plan review) approved pursuant to Culver City Municipal Code (CCMC) Chapter 37, Zoning, shall comply with all the following planning and zoning specifications:
 - a. the standard conditions of site plan review approval as set forth herein;
 - b. any special conditions of site plan review approval imposed by the City Planner, Planning Commission or City Council (hereafter collectively City) that may supplement or modify these standard conditions;
 - c. all relevant CCMC sections including without limitation the applicable Architectural Design District Standards adopted pursuant to CCMC Section 2-86.5;
 - d. all applicable City ordinances which have been enacted but not codified as of the date of the site plan review approval;
 - e. the General Plan and other policy documents and requirements adopted by the City; and
 - f. if the site is located within a Redevelopment Project area, all applicable Culver City Redevelopment Agency standards and requirements.

2. Exceptions to the standards herein may only be granted by the municipal agency vested with such authority, in accordance with procedures established for same, and based upon a showing by the applicant satisfactory to such agency that rigid adherence to the standards would result in an unnecessary hardship inconsistent with the spirit and intent of these standards.
3. Interpretations of the meaning and applicability of these standards shall be as determined by the City.

B. Appurtenant Site Improvements.

Site improvement features not expressly shown on plans or related documents filed with and approved under a site plan review nor specifically regulated by any site plan review condition of approval may only be constructed, modified, demolished or maintained in a manner consistent with the character of the overall development and with surrounding and nearby uses and developments; and then only if not in conflict with any specifically approved or required development or improvement feature, nor in conflict with any other condition of approval or CCMC requirement.

C. New Development Impact Fee.

Except as otherwise provided in Article I of Chapter 33H of the CCMC, all new nonresidential developments shall pay a fee to provide for the financing of public works capital improvements made necessary by permitting such developments. The fee, as established by City Council resolution, is currently set at one dollar (\$1) per gross square foot of new or additional building floor space area in excess of the first five thousand (5,000) square feet of gross building area. Building floor space to be demolished shall not be credited against this requirement. The fee shall be paid prior to the issuance of any building permit for new development, or prior to the commencement of construction of facilities not requiring a building permit, or at the time of application for a business tax certificate for any change of residential or parking structure use to nonresidential use, whichever occurs sooner.

D. Art in Public Places.

Except as otherwise provided in Article II of CCMC Chapter 33H, the following developments shall provide approved artwork for public viewing or pay an in lieu art fee: all residential developments of more than four new dwelling units with a building valuation exceeding \$500,000; all new commercial, industrial, and public building development projects with a building valuation exceeding \$500,000; all remodeling of existing residential developments of more than four dwelling units with a remodeling valuation exceeding \$250,000; and all remodelings of existing commercial, industrial and public building developments with a remodeling valuation exceeding \$250,000. The value of the artwork or amount of in lieu fee shall equal one percent (1%) of the total building valuation excluding land acquisition and offsite improvements costs. The approved artwork shall be installed or the in lieu fee paid prior to any final City approval, such as final inspection or a certificate of occupancy, for any project.

E. Residential Development Park Dedication and In Lieu Fees.

All developments which include either the construction of two or more new dwelling units or the addition of one or more dwelling units to an existing development shall dedicate parkland or pay an in lieu parkland fee. For developments involving a subdivision (i.e., tract or parcel) map, applicable requirements are set forth in CCMC Section 31-113, et seq. For developments not involving a subdivision map, applicable requirements are set forth in Article III of Chapter 33H of the CCMC.

The required parkland or in lieu fee shall be determined on the basis of the number of new dwelling units to be constructed and the "population density factor" (i.e., the average number of persons per household) the City uses for the particular types of dwelling units to be constructed. When in lieu fees are to be paid, the amount shall be based on the fair market value (as determined by a current written appraisal) per-acre of land within the proposed development multiplied by the number of acres, or fraction thereof, required to be dedicated. The parkland dedication or in lieu fee payment shall be completed prior to the issuance of any certificate of occupancy.

F. Construction Across Lot Lines.

Prior to issuance of a permit to construct improvements across existing-to-remain private property lines where no subdivision map is involved, there shall be filed with the City a duly executed and notarized covenant, to hold the lots as one parcel.

G. Noise.

1. Construction:

Construction or excavation work which causes any loud or unusual noise or sound disturbing the peace of residents of a residentially zoned neighborhood between the hours of 7:00 P.M. and 8:00 A.M. on a weekday, 7:00 P.M. and 9:00 A.M. on a Saturday, or 7:00 P.M. and 10:00 A.M. on a Sunday is prohibited by CCMC Section 22-2(D)(b).

2. Mechanical Equipment:

Noise impacts from stationary sources (e.g., mechanical equipment, ventilators and air conditioning units) shall be minimized by proper selection of equipment, locating the equipment away from sensitive receptors, and the installation of acoustical shielding as determined necessary by the City Planner and the Building Official in order that compliance with CCMC Section 23-44, Noise Regulations and Standards, will be achieved.

3. Mobile Sources:

Noise levels from mobile sources (e.g., cars, trucks, parking lot sweepers or leaf blowers) shall comply with CCMC Section 22-2.

II. General Planning and Zoning Requirements.

A. Exterior Building Design.

1. Architectural Design.

The exterior features (i.e., finishes, textures, materials, colors and detailing) of all buildings and appurtenant structures (e.g., screening walls and exposed sign or antenna supporting members) shall relate compatibly with one another and with surrounding and nearby conforming buildings and structures.

2. Screening Standards.

In addition to the screening requirements of Sections II.B, "Onsite Parking Areas", Section II.C, "Refuse Storage Facilities", and Section V.B, "Fire Department Connections", below, the following items shall be screened from surrounding and nearby public and private properties in a manner consistent with City standards and suitable to the subject development as approved by the City Planner. In general, the height of any required screening device shall be no lower on any side than the height of the highest feature requiring screening.

- a. All roof-mounted mechanical equipment, ducts vents and the like shall be enclosed within, and not project above the top of, the building's primary opaque architectural features (e.g., parapet walls or penthouse structures). For buildings with roofs exposed to view (e.g., pitched or bowstring roofs), alternate ways to provide screening may be approved as deemed necessary and appropriate.

- b. All ground-mounted equipment (e.g., transformers and air conditioners) shall be located within the building or in underground vaults if the equipment is located within a streetfacing setback, or it shall be screened with walls and/or landscaping if not located within a streetfacing setback.
- c. The exteriors of proposed buildings shall be free of unaesthetically treated, exposed elements (e.g., plumbing pipes, electrical conduits, and downspouts) which can be placed within the exterior walls. Where exposed wall-mounted features or equipment may be necessary (e.g., ventilators and utility meters), recesses shall be constructed within the wall, whenever possible, to accommodate such features and equipment so that they are flush with and do not project out from the main exterior wall plane. With or without recesses, the exposed portions of such features or equipment shall be colored to blend, not contrast, with the finished building color.
- d. Outdoor storage area (where and if permitted by zone) features (e.g., pallets, building materials, contractor's equipment and supplies) shall be screened to the maximum extent possible.
- e. Truck loading and automobile service facility (where and if permitted by zone) features (e.g., docks and service equipment) shall be screened to the maximum extent possible.

3. Exterior Lighting.

- a. The exterior and interior illumination of buildings, signs and other structures and the lighting of parking areas, landscape areas and other outdoor spaces shall be designed, installed and maintained so that the users of adjoining and nearby public and private properties are not adversely affected by glaring or reflected light. In order to achieve compliance with this standard, opaque or translucent devices shall be provided to screen, deflect, or diffuse bright source lighting from direct offsite view.
- b. Decorative building facade lighting shall be installed in a manner that does not create a nuisance to any nearby residential neighborhood.
- c. Uniformity or, where appropriate, compatibility of lighting type (i.e., height, wattage, energy efficiency, base support, and finish material, texture, color and style of poles and luminaires) shall be provided.
- d. Landscaping and pedestrian walkway lights shall be low profile.
- e. Freestanding parking and grounds area light poles and luminaires shall not exceed eighteen feet (18') in height without express City approval.

- f. Concrete support bases for pole lights shall be fully below finished grade, or, if exposed above grade, shall be finished in a manner architecturally compatible with the development served.
- g. The aesthetic lighting standards specified herein shall be met at the same time project security lighting needs are met.

B. Onsite Parking Areas.

Onsite parking areas, including driveways and accessways as defined in CCMC Section 37-2, shall be:

- 1. Provided in no fewer stalls than required in CCMC Section 37-89, et seq., based on the particular use(s) involved;
- 2. Laid out, designed and double striped in conformance with CCMC Section 37-90, Resolution No. 87-R100 and with California State requirements for handicapped parking facilities;
- 3. Paved and screened from public view in accordance with CCMC Section 37-92 and Resolution No. CS-6486. Required parking lot screening from a public street right of way shall be provided by thirty inch (30") high fencing, walls, hedges and/or berms. Hedge materials shall be thirty inches (30") high as measured above the adjacent finished parking area surface and shall be touching at the time of planting;
- 4. Provided with six inch (6") high concrete curbs constructed completely around all planter areas including back of sidewalk, which are radiused per the City Engineer's requirements at all corners projecting into the parking area. Planter curbs shall conform to City of Culver City Engineering Standard Plan No. 5023-21d; and

5. Provided with concrete wheelstops, six inch (6") high concrete curbing or a raised pedestrian walkway constructed per City of Culver City Engineering Standard Plan No. 5023-21.d which are set three feet (3') into the fronts of all parking stalls abutting a wall, fence, or other physical obstruction. Where the fronts of parking spaces abut planter areas, the planter curbs shall be set three feet (3') into the fronts of the spaces to serve in place of wheelstops and to provide a landscaped vehicle overhang.

C. Refuse and Recyclables Storage Facilities Areas.

Refuse and recyclables storage areas of the size, quantity, and location required by the Resource and Sanitation Manager and the City Planner shall be provided. These areas shall be constructed in accordance with the standards and specifications of CCMC Section 15-24.

1. If outdoors, each such area shall:
 - a. Be enclosed with a masonry wall which is compatible in material, color and texture with the building. The wall shall be six feet (6') high, unless otherwise required by the City to screen taller storage bins, and the enclosure door in the closed position shall be the same height as the wall. Additionally, the mounting frame and hardware for the door shall not exceed door/wall height, except as may be approved if necessary for roll up doors;
 - b. Be large enough to accommodate the number of refuse and recyclables containers specified by the Resource and Sanitation Manager. A 3 cubic yard container typically requires an area of 80 square feet. Each additional 3 cubic yard container typically requires an additional 40 square feet where two or more containers are provided within a single enclosure;

- c. Be provided with a rigid opaque overhead door, painted to match the enclosure walls and wide enough to facilitate removal of containers. The opening shall be at least six feet (6') wide or as required by the Resource Manager, and shall provide an overhead clearance of at least six and one-half feet (6 1/2') when the door is open. Also, when open, the overhead door shall not extend over any parcel boundary line. In cases where warranted, a roll up door may be approved instead of a rigid door;
 - d. Be paved with Portland Cement Concrete graded toward the enclosure door for drainage. Six inch by six inch (6" X 6") poured concrete curbing shall be provided at the base of all walls within the enclosure. Keys to any locked storage area shall be provided to the Culver City Sanitation Division for pick-up access; and
 - e. If electronic security gates are used to control access to the property or the enclosure, provide a key-operated opening device located in or near the gate to allow Sanitation Division crew access. Two keys to this device shall be provided to the Culver City Sanitation Division.
2. Refuse and/or recyclables storage areas within a building shall meet all applicable Building and Fire Safety Codes, as well as the applicable requirements for outdoor areas specified above.

D. Utilities.

- 1. All onsite utility service lines (e.g., electric, telephone and cable television), existing as well as new, shall be placed underground.
- 2. Onsite electrical distribution and transmission lines shall also be subject to this requirement but only if they are terminal lines that do not extend through and beyond the site.